



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**401 ATHABASCA Avenue #57, Fort McMurray T9J 1H2**

MLS® #: **A2186363**

Area: **Abasand**

Listing Date: **01/08/25**

List Price: **\$295,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2018**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **1,130**  
Low Sqft:  
Ttl Sqft: **1,130**

DOM

**12**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

**See Remarks**

**Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Rear**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line**

Construction: **See Remarks**  
Flooring: **Carpet, Laminate, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>10`4" x 10`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`2" x 12`10"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>15`5" x 11`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 10`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 13`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$375**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0125598**

Remarks

Pub Rmks: **STEAL OF A DEAL! Low Condo Fees at \$375/mo, this BEAUTIFUL UPGRADED townhome is PERFECT for the savvy buyer! The CONTEMPORARY kitchen is designed in modern grey colors, quartz countertops and complimented with stainless steel appliances. The upper floor features 3 good size bedrooms, 2 full bathrooms with the Primary bedroom having its own ensuite, surrounded with cushy carpet. The rear attached garage is fantastic addition to the property with direct access to inside the home. Out the front door is a fenced in yard. This home is nestled near schools, shopping, bus route, walking trails and a hop skip and jump to the Northern Regional Lights Hospital and highway 63 and all downtown amenities. CALL NOW TO VIEW before its GONE!**

Inclusions:  
Property Listed By: **fridge, stove, dishwasher, washer/dryer, all window blinds  
RE/MAX FORT MCMURRAY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**





